

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 14, 1968

Appeal No. 9498 Edward J. Finn, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on February 14, 1968.

ORDERED:

That the appeal for variance from the side and rear yard requirements of the R-1-B District to permit a one-story rear addition to a single-family dwelling at 3700 Northampton Street, N.W., lot 800, Square 1866, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a two-story frame structure containing 4 bedrooms, a bathroom on the second floor, living room, dining room, and kitchen.
3. It is proposed to extend the existing kitchen of the dwelling and to construct a half-bath on the first floor. The proposed addition would measure 8 by 14 feet and would leave a 2-foot rear yard and a 3-foot, 6-inch side yard.
4. The existing kitchen measures 8-1/2 by 5 feet. Upon enlargement the eventual size of the kitchen would be 13 feet, 6 inches.
5. There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the appellant must fail in his request in that he has not shown a hardship within the meaning of the variance clause of the Zoning Regulations.

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Further, we believe that to grant the requested relief would result in adverse effects upon the use of neighboring property and would impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations. The effect of granting this appeal would be detrimental to the public good and therefore this appeal must be denied.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board